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PETER MORGAN

8 Oakengates, Porthcawl, Bridgend County. CF36 5RE

£350,000 Offers Invited

Main Features

- Versatile, detached dormer bungalow on a corner plot, only 1 mile from Newton Beach
- Major improvement works over recent years
- No Ongoing Chain
- 2 spacious reception rooms
- 3 double bedrooms. 2 fitted shower rooms
- Front, side and rear gardens. Garage and driveway
- Within 1/2 mile of Newton Village, convenient for local village amenities, beach and sand dunes
- Porthcawl Town Centre is within 2.5 miles and approximately 4 miles to the M4 at Junction 37
- uPVC double glazing and combi gas central heating
- Council Tax Band: F. EPC: E

General Information

ONLY 1 MILE FROM NEWTON BEACH AND OCCUPYING A CORNER PLOT STAND NO 8 OAKENGATES. A VERSATILE, DETACHED DORMER BUNGALOW BOASTING 3 DOUBLE BEDROOMS (one on ground floor), 2 FITTED SHOWER ROOMS, 2 SPACIOUS RECEPTION ROOMS, MODERN TRADITIONAL OAK KITCHEN, GARAGE, / WORKSHOP SOUTH FACING GARDEN & VACANT POSSESSION.

This home has undergone major improvement works over recent years to include, re wiring, re plastering, new floors, new kitchen, new bathroom, new heating & more. The property has not been lived in since the works were completed. Fitted kitchen, appliances, fixtures, sanitary ware are not used from new.

The property is situated within a small cul de sac within Dan Y Graig. An established residential location within 1/2 mile of Newton Village, convenient for local village amenities, beach and sand dunes. Porthcawl Town Centre is within 2.5 miles and approximately 4 miles to the M4 at Junction 37.

This home has accommodation comprising ground floor open plan reception / dining room, lounge with double aspect and bay window, fitted kitchen, fitted shower room, utility room and double bedroom. First floor offers 2 double bedrooms and en suite shower room. Gardens to front, side and rear. 3 car driveway and garage with workshop.

Heated by combi gas central heating and benefitting from uPVC double glazing. Offered For Sale with vacant possession.

GROUND FLOOR

Reception/Dining Room

Main entrance door to side. uPVC double glazed window to side. Open plan quarter turn spindled staircase to 1st floor. Two radiators. uPVC double glazed French doors to rear garden. Plastered walls and ceiling. Wall mounted electrical consumer unit. Mains powered smoke alarm.

Lounge

Double aspect room with uPVC double glazed bay window to front. uPVC double glazed window to rear. Open brick fireplace with slate hearth. Plastered walls and ceiling. Telephone and Internet master socket. TV point.

Kitchen

uPVC double glazed window to rear. uPVC stable door to rear. Unused fitted traditional kitchen finished with Oak and limed Oak doors with steel handles. Stainless steel sink unit with mixer tap. Tiled splashback. Integral oven, grill, ceramic hob and extractor hood. Space for fridge freezer. Small breakfast bar/shelf. Plastered walls and ceiling. Inset ceiling spotlights. Mains powered smoke alarm. Brushed steel electrical fittings. Porcelain tiled floor. Radiator.

Lean To Utility

Door to rear garden. Corrugated roof. Stainless steel sink unit with mixer tap. Plumbed for washing machine. Water tap. PVC clad walls.

Shower Room

uPVC double glazed window to rear. Unused three piece fitted suite comprising close coupled w.c with push button flush, hand wash basin with monobloc tap set in vanity unit and double shower cubicle with mixer shower. Cabinet. PVC cloud walls and ceiling. Vinyl tiled flooring. Chrome heated towel rail. Inset ceiling spotlights. Extractor fan.

Bedroom 3

uPVC double glazed bay window to rear garden. Plastered walls and ceiling. Radiator.

FIRST FLOOR

Landing

Plastered walls and ceiling. Balustrade and spindles. Mains powered smoke alarm.

Bedroom 1

uPVC double glazed window with views of woodland and surrounding area. Radiator. Cupboard housing combi gas central heating boiler. Plastered walls and ceiling. Entrance to attic eaves.

En-suite shower room

uPVC double glazed window to front. 3 piece suite in white comprising close coupled w.c with push button flush and wash basin with monobloc tap set in vanity unit and shower cubicle with mixer shower. Towel rail. Vanity mirror. PVC clad walls and ceiling. Vinyl tiled flooring.

Bedroom 2

uPVC double glazed window with views of woodland and surrounding area. Radiator. Door access to attic. Plastered walls and ceiling.

EXTERIOR

The property occupies a corner plot as follows..

Front Garden

Laid with crushed slate. Block built boundary walls. Storage area to side. Pressed concrete driveway with double galvanised gates to side parking for three cars leading to..

Attached Garage/ Workshop

Newly installed up over door. uPVC double glazed pedestrian door to garden. Electric light. Internal doorway.

Workshop

uPVC double windows to side and rear. Workbench with vice. Electric light and power.

Side Garden

Block built boundary wall. Paved patio. External gas meter box. Open access to..

Rear Garden

Laid with paved patio areas and earth ready for grass seeding or landscaping. Block built boundary walls. French door entrance to main dwelling. Pedestrian door entrances to garage and utility room.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at bcb@petermorgan.net (fees will apply on completion of the mortgage).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding

F

Current heating type

Combi

Tenure

Freehold

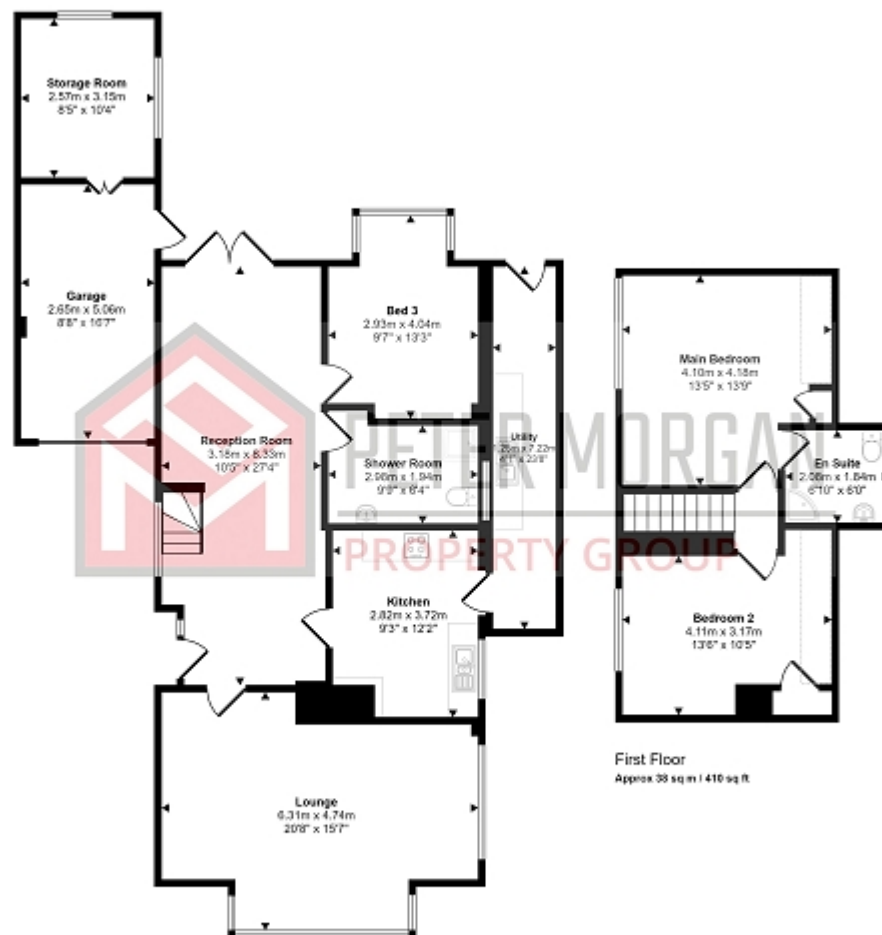








Approx Gross Internal Area
153 sq m / 1644 sq ft




First Floor
Approx 38 sq m / 410 sq ft

Ground Floor
Approx 115 sq m / 1234 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Items of furniture such as bedrooms suites are representations only and may not look like the real items. Made with Made Snaggy 360.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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